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Rowernfields,
Dinnington,
Sheffield,
S25 2RR



An immense family home maintained to an exacting standard: Rowernfields.

Boasting breath-taking views to the rear and many recent refurbishments, this stunning property is not to be missed.





Time to explore.

You will find Rowernfields tucked away in community of Dinnington in south Rotherham. This is an excellent base of operations enjoying the benefits of rural and suburban living. There are an impressive range of amenities for a town of its size. These include charming local businesses such as Thornberry Animal Sanctuary, the Tropical Butterfly House and convenient supermarkets. Dinnington borders several lovely residential areas, including the idyllic village of North Anston, affording you even more choice. For fans of history and architecture, the exquisite Roche Abbey is also within enviable reach. Dinnington enjoys its fair share of natural beauty too. Not only is it surrounded by some stunning South Yorkshire countryside, but there are also a range of delightful green spaces in town such as Dinnington Park. This means a retreat into nature is always within easy reach. While Dinnington grants you a tranquil atmosphere, it does not compromise on convenience. Dinnington is only a few minutes from Worksop Road (A57), giving you a direct link to Rotherham, Sheffield and beyond thanks to the M1. With a vast double garage/driveway, this makes Rowernfields a fantastic home for commuters.

Step inside your new home.

Step inside your new home:

You enter Rowernfields via the hall, nestled at the heart of the property with stairs leading to the first floor. To the front of the home is the living room, a great sized space with two bay windows on opposite walls, giving you stunning dual aspect. This large environment is perfect for having friends over or a relaxing night in. Next is the dining room, a smart space with room for storage and a large dining set. Tri-fold French doors connect this to the stunning sunroom, bathing both rooms in lots of natural light. The sunroom would make a great additional sitting room or perhaps a hobby space. French doors lead out onto gorgeous patio ideal for outdoor dining. The remainder of the garden comprises a luscious lawn overlooking acres of glorious farmland. Back in the house, you will find the immaculate breakfast kitchen. This has been newly refurbished to a fantastic standard with sleek countertops, brand-new appliances, and an attractive breakfast area.





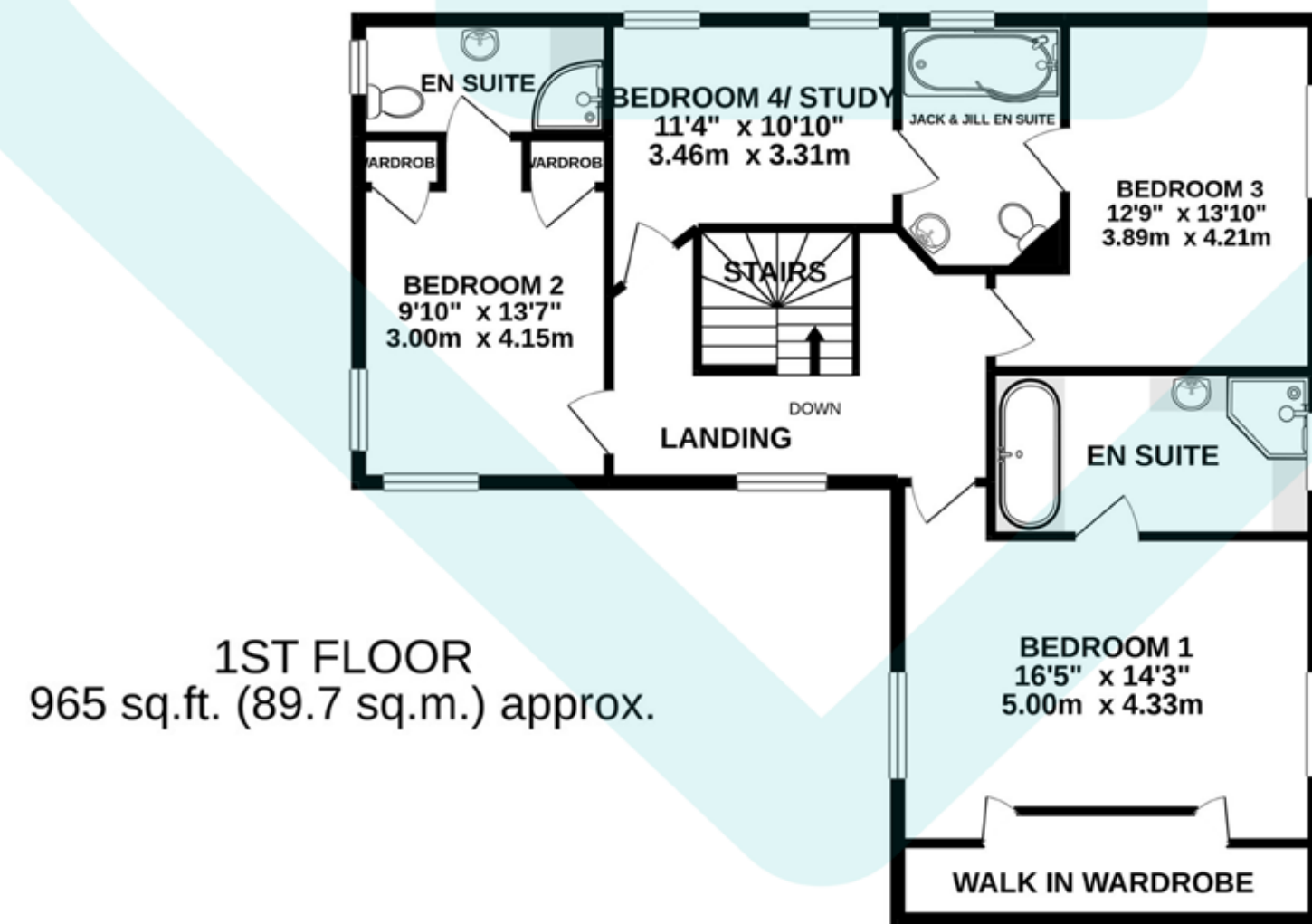
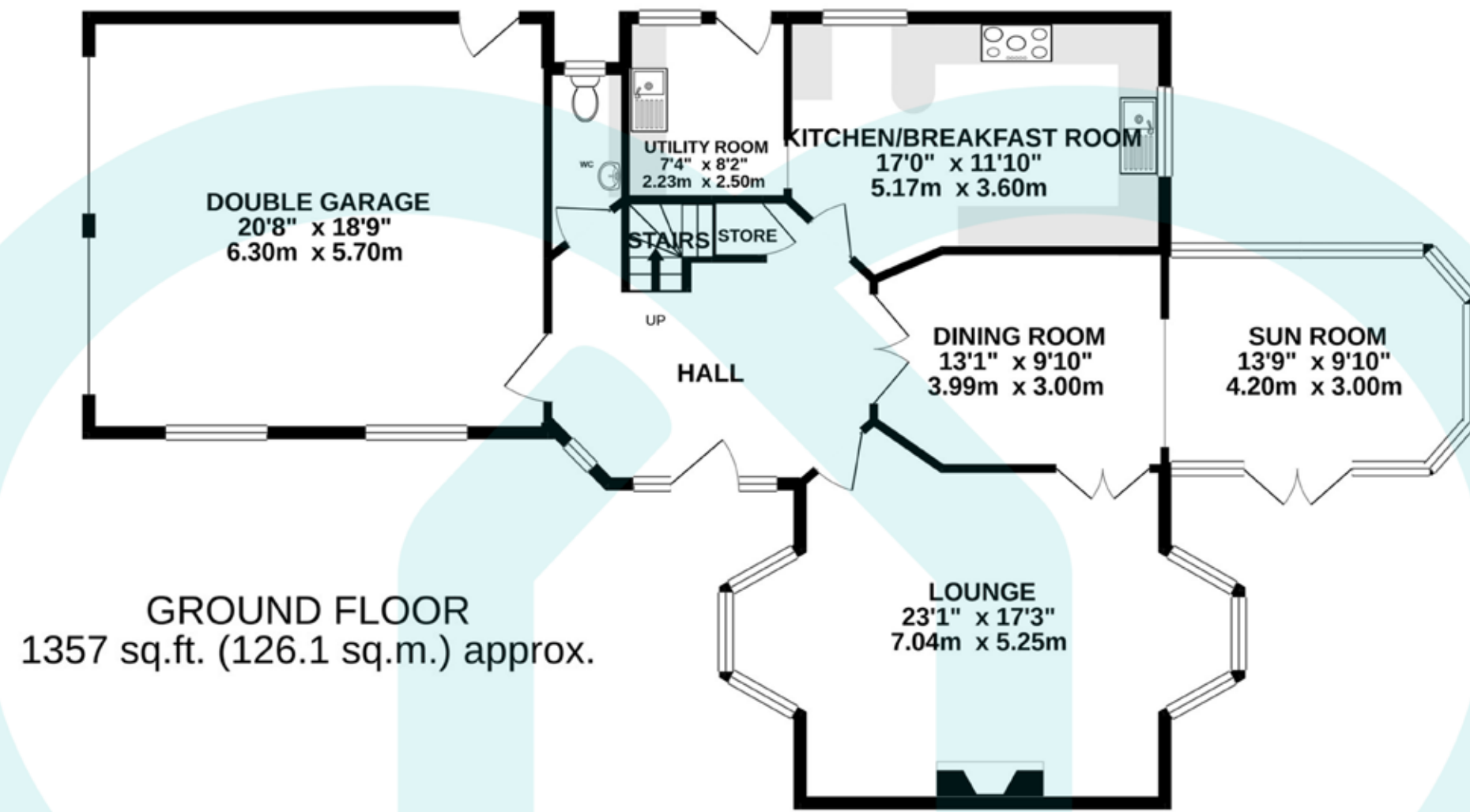
Next door is the utility, a great functional room with storage and white goods, freeing up additional space in the kitchen. Completing the ground floor are the downstairs WC and the substantial double garage, ideal for storage. Upstairs are four gorgeous bedrooms, two en-suites, and a Jack and Jill bathroom. Bedroom 1 is uniquely spectacular. Not only does it have a colossal floorspace, but it boasts its own full width walk-in wardrobe and an outstanding 4-piece en-suite bathroom with a luxurious airbath. Bedrooms 2, 3, and 4 are all excellent doubles making this an exceptionally accommodating family home. Bedroom 4 would even make an ideal home office or children's room. Rowernfields even boasts some staggering technology under its immaculate finish. Every single room of the house has underfloor heating including the garage. This makes it prime for conversion into a games room, workspace, or even a bar. Each of the main rooms have their own climate control thermostat all tied into a state of the art environmental airflow system that keeps each room at the ideal temperature and recycles excess heat to the colder rooms.











TOTAL FLOOR AREA : 2322 sq.ft. (215.7 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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